



**38 Overand Place  
Red Deer, Alberta**

**MLS # A2289085**



**\$675,000**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Pool Table

Executive Bungalow Backing onto Maskepetoon Park overlooking Red Deer River. Nestled in the prestigious, architecturally controlled community of Oriole Park West, this fully developed executive bungalow sits at the end of a quiet close on a pie-shaped lot backing onto a treed reserve. Enjoy gorgeous views from your backyard and easy access to the scenic trails along the Red Deer River. This quality-built home offers 1,529 sq. ft. on the main level with a bright, open-concept layout featuring 9' ft. ceilings, rich hickory hardwood floors, large windows, and a cozy natural gas fireplace, this home blends style and comfort throughout. The kitchen is perfect for entertaining with custom cabinetry, granite countertops, tile backsplash, stainless appliances, a large island with undermount sink, breakfast bar seating, and a corner pantry for additional storage. The adjoining dining area is bright and welcoming—ideal for family gatherings or enjoying your morning coffee. The primary bedroom is a peaceful retreat featuring a walk-in closet and a 4-piece ensuite with a corner soaker tub, walk-in shower, and large vanity. A second main-floor bedroom, office / Den and another full bathroom, and convenient main-floor laundry with direct access to the 12' ft. heated attached double garage complete the main level. The fully finished basement offers plenty of additional living space with large above ground windows, a spacious family/rec room with pool table, fitness room, wet bar with beverage fridge, two more bedrooms, and a third full bathroom—perfect for guests or older children. Additional features include under slab in-floor heating, on-demand hot water, high-efficiency furnace, built-in vacuum, and central HRV. Outside, enjoy the aggregate driveway, rear RV Parking for a 30' ft trailer and finished heated double garage with

openers and keypad entry, Trex front step and back deck with aluminum and tempered glass railings, and a fully fenced backyard &mdash; perfect for relaxing, entertaining, or simply taking in the beautiful greenspace views. A rare opportunity to own a stunning bungalow in this sought-after location&mdash;close to nature, Bower Ponds & Red Deer Golf and Country Club, while still offering convenient access to all city amenities within minutes from home.